1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:
   a. Minutes


4. PRESENTATIONS:
   a. Appointment of Mr. Tony James, Architectural Institute of British Columbia, representative to the Design Advisory Panel

   The Design Advisory Panel welcomes Mr. Tony James, AIBC member.

   b. Development Permit Application No. DP1161 - 4157 Verte Place

   Development Permit Application No. DP1161 proposes a 27 unit multi-family development configured as two adjoining buildings. This application was first reviewed by the Design Advisory Panel on Thursday 2019-NOV-28. The subject property is legally described as Lot B, Section 5, Wellington District, Plan EPP74158

   c. Development Permit Application No. DP1167 - 400 Newcastle Avenue

   A development permit application has been received from Nanaimo Yacht Club, for the replacement of the first row of boatsheds (Boatshed ‘A’). The subject properties are legally described as Lot A of the Bed of the Nanaimo Harbour and of Newcastle Townsite, Section 1, Nanaimo District, Plan EPP75872 (City of Nanaimo); and, That Part of the Bed of the Public Harbour of Nanaimo shown in red on Plan deposited under DD 84070N (Nanaimo Yacht Club).
5. ADJOURNMENT:
MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-NOV-28 AT 5:00 P.M.

Present: Gur Minhas, Chair
Tyler Brown, Councillor
Martin Hagarty
Kevin Krastel
Marie Leduc
Kate Stefiuk

Absent: Charles Kierulf
Steve Johnston

Staff: J. Holm, Director, Development Approvals
L. Rowett, Manager, Current Planning Section
L. Brinkman, Planner, Current Planning Section
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:05 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Nanaimo, BC, on Thursday, 2019-NOV-14 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATION:

(a) Development Permit Application No. DP1161 - 4157 Verte Place

Lisa Brinkman, Planner, Current Planning Section, introduced the project, a 27-unit multi-family development. Ms. Brinkman spoke regarding zoning, the site and landscape plan.

Presentations:

1. Czar Villanueva, Architectural Designer of ATA Architectural Design, presented the project and spoke regarding site context, site access,
grades, unit configuration, floor plans, parking and landscaping. Mr. Villenueva also spoke regarding proposed building height, parking and retaining wall variances.

- Building 2 is set back to reduce building massing.
- Exterior stairs to interior hallways provide access to the individual units.
- Private balconies are proposed for all units.
- Landscaping between stalls is proposed to soften the parking area.
- Exterior materials include: exposed timber post & beam and vinyl cladding.
- A 3.3m high retaining wall is proposed along the Jingle Pot Road property line.

2. Drew Beiderwieden, P. Eng., of Newcastle Engineering, spoke regarding the storm water management and the covenant area (wetland).

3. Blair Dueck, Owner, DGC Holdings Corp, responded to Crime Prevention through Environmental Design (CPTED) concerns related to the open air corridors and the parking area.

Panel discussions took place regarding:

- The existing residential condition on Verte Place and how the proposed development may affect it.
- The proposed vehicle access on Verte Place rather than Jingle Pot Road.
- Possible CPTED concerns related to open-air corridors and underground parking.
- The open-air hallways possibly creating a wind tunnel effect and issues regarding the Step Code.
- Building sitting in relation to street presence on Verte Place and Jingle Pot Road.
- The design, scale and character of the Verte Place façade and entrance area.
- Height of the stonework anchoring the timber posts.
- Need for some variation in exterior material colour.
- Building wall and roof massing on the north side.
- Creating more separation between the buildings.
- The landscape plan and need for the panel to review a revised version.
- Addition of an outdoor amenity space or small seating area.
- Addition of plant material to the retaining wall to soften the aesthetic.
- Vehicle turning radius in the parking area on south side.
- Street presence along Jingle Pot Road; and pedestrian access.
- Sidewalk on the Verte Place cul-de-sac and the need for an actual path from the sidewalk to the building entrance.
• The applicant should provide a plan that is sensitive to the neighbourhood, while maintaining a residential feel through the creation of a good streetscape.
• Jingle Pot Road needs to be better integrated with the existing conditions and the retaining walls.
• Connect the development with the street, and make the street feel like it’s a nice space to walk.
• Suggestion that the applicant come back with a revised landscape plan incorporating all suggested landscape revisions. If changes are made to building siting, the applicant should come back to present the new form and character.
• We would support the retaining wall variance if the landscaping would show how the landscaping is connected with the street and the new sidewalk, and how they work together. Cross sections are very helpful.
• The applicant needs to use materials that are sensitive to a residential feel, whether a picket or heavy metal fence.
• Consider landscape alternatives to avoid the guard rail.

It was moved and seconded that Development Permit Application No. DP1161 be accepted as presented with support for the proposed building height and parking variances. The applicant was asked to return to the panel with a revised landscape plan which is to include revised retaining wall details. The following recommendations were provided:

• Find ways to mitigate CPTED issues within the open-air corridors and underground parking areas. Consider enclosing the corridors and providing security (gates) for both parkades.
• Consider ways to improve the scale and character of the Verte Place façade and entrance area.
• Consider strengthening the stone columns on the north elevation by carrying the stone work further up the columns.
• Consider changing the lower unit entrances on the north elevation from interior to exterior accesses to individual units to break the wall massing.
• Look at ways to reduce wall and roof massing on the north elevation.
• Look at ways to improve the development’s streetscape along Jingle Pot Road.
• Consider siting the buildings closer to Jingle Pot Road.
• Look at ways to better integrate the landscaping with the retaining walls and existing conditions along Verte Place and Jingle Pot Road.
• Improve the pedestrian entrance to the site from Jingle Pot Road.
• Consider the addition of outdoor amenity space(s).
• The landscape plan and site plan are to be refined to address Staff comments and wayfinding. If changes are made to building siting, the applicant should return to the Panel to re-present for a form and character review.

The motion carried unanimously.
5. **ADJOURNMENT:**

   It was moved and seconded at 6:39 p.m. that the meeting terminate. The motion carried unanimously.

____________________
CHAIR

CERTIFIED CORRECT:

____________________
CORPORATE OFFICER
SUBJECT PROPERTY AND SITE CONTEXT

<table>
<thead>
<tr>
<th>Zoning</th>
<th>R6 - Low Density Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>The subject property is located in the Diver Lake Neighbourhood, between the Island Hwy and Nanaimo Parkway near the Mostar Road intersection.</td>
</tr>
<tr>
<td>Total Area</td>
<td>7,359m²</td>
</tr>
<tr>
<td>Official Community Plan (OCP)</td>
<td>Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 4 Nanaimo Parkway Design; and, Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development</td>
</tr>
<tr>
<td>Relevant Design Guidelines</td>
<td>General Development Permit Area Design Guidelines Nanaimo Parkway Design Guidelines</td>
</tr>
</tbody>
</table>

The subject property is located in the Diver Lake neighbourhood and has frontage on both Jingle Pot Road and Verte Place. Jingle Pot Road is classified as an Urban Arterial Road and Verte Place is a local road. A single family neighbourhood is located on Verte Place. The vacant property to the north, 4110 Jingle Pot Road, is zoned R1 ‘Single Dwelling Residential’. A recently constructed multi-family residential townhouse development (Emerald Woods Place) is located to the south at 4066 Old Slope Road. A watercourse and wetland area flows through the southern portion of the property.

BACKGROUND

This application was previously presented to the Design Advisory Panel (DAP) on November 28, 2019. DAP accepted the application as presented with support for the proposed building height and parking variances and requested that the applicant return to a future DAP meeting with a revised landscape plan to include retaining wall details. The applicant was also asked to give consideration to the following DAP recommendations:

- Find ways to mitigate CPTED issues within the open-air corridors and underground parking areas. Consider enclosing the corridors and providing security (gates) for both parkades.
- Consider ways to improve the scale and character of the Verte Place façade and entrance area.
- Consider strengthening the stone columns on the north elevation by carrying the stone work further up the columns.
- Consider changing the lower unit entrances on the north elevation from interior to exterior accesses to individual units to break the wall massing.
• Look at ways to reduce wall and roof massing on the north elevation.
• Look at ways to improve the development’s streetscape along Jingle Pot Road.
• Consider siting the buildings closer to Jingle Pot Road.
• Look at ways to better integrate the landscaping with the retaining walls and existing conditions along Verte Place and Jingle Pot Road.
• Improve the pedestrian entrance to the site from Jingle Pot Road.
• Consider the addition of outdoor amenity space(s).
• The landscape plan and site plan are to be refined to address Staff comments and wayfinding.

The applicant has submitted revised plans for the Panel’s consideration. The proposed location and height of the concrete retaining walls can be seen on the Preliminary Site Servicing and Grading Plan (Newcastle Engineering Ltd.) and is described in the ‘Site Design’ section of this report. The primary design revisions are listed below, and are circled in red on the revised plans:

• The corridors have been enclosed and the two buildings are now connected with an enclosed stairwell.
• The underground parking has also been enclosed with cedar vertical fence.
• The new plans show a revised east elevation facing Verte Place.
• An extension of the stonework further up the columns on the north elevation.
• Revised façade materials distinguish each building with predominantly vinyl shake and horizontal vinyl siding. Also, articulation has been added to the roofline and bellybands have been added to the buildings.
• A cedar fence with arbours is proposed to be located along the Jingle Pot Road property line, at the street level.
• A site cross section is provided (A3 – Sections), which shows the general grading for the proposed development. Additional retaining wall information is provided on the ‘Preliminary Site Servicing and Grading Plan’.
• An arbour is proposed to be placed above the entrance for the public pedestrian path from Jingle Pot Road to Verte Place.
• An outdoor amenity area with picnic tables has been added in the southern portion of the property adjacent to the wetland.
• There are no proposed changes to the building siting, and no changes to the north elevation entrances.

PROPOSED DEVELOPMENT

Summary (from November 2019 Staff Design Comment)

The proposed development includes two connected buildings with a total of 27 dwelling units, with a Floor Area Ratio (FAR) of 0.37. The driveway access to the property is from Verte Place and the buildings are proposed to be located approximately in the centre of the property with some surface parking and under-the-building parking.

Thirteen 1-bedroom units and fourteen 2-bedroom units are proposed. Building 1 is proposed to contain under-the-building parking, with six residential units on the first storey and six residential units on the second storey. Building 2 is proposed to contain three units on the basement level, six units on the first storey and six units on the second storey. The dwelling units would each be approximately 84m² in size.
The two connected buildings are proposed to be three storeys, 10.28m in height, with a traditional pitched roofline. The buildings are proposed to be built into the slope of the land such that two storeys are visible from the north side of the property (Jingle Pot Road), and three storeys are visible from the south side of the property (wetland/creek area). Building articulation is achieved with covered balcony features and covered external stair features. The façade materials are proposed to be vinyl siding and shingles, cedar trim, and vinyl windows with timber post/beam and stone accents.

The primary entrance to each building is located on the ends of each building, and the second and third storeys would be accessed via staircases on the ends of each building. The front door for each dwelling unit is accessed from an internal hallway on each floor. Each unit would have a covered balcony, end units have a private balcony, and interior units have a shared balcony with a privacy screen.

Site Design (highlights revisions since November 2019 DAP)

Refinements to the proposed grading plan have altered the retaining wall heights. A set of two concrete retaining walls is proposed along the northern property line, with a combined height of 3.5m. The set of two retaining walls would be separated by a 1.8m wide landscaped area. A cedar fence 1.2m in height would be located on the top of the retaining wall at street level. A public pedestrian path is proposed from Jingle Pot Road to Verte Place, and a retaining wall and stairs would be required for this path. A wood fence is proposed to separate the pedestrian path from the residential property at 4163 Verte Place. Trees and shrubs are proposed within the parking area to provide shade and interest in the paved areas.

The property contains a watercourse and wetland area along the southern portion of the property that is protected by a covenant registered on title. A pedestrian path would be provided from Verte Place to the the bridge in the wetland area to connect to the adjacent townhouse development on Emerald Woods Place. A concrete retaining wall ranging from 1.0-2.0m in height, with a cedar fence 1m in height, is located on the south side of Building 1 (adjacent to the wetland) to create a level area for an amenity space, 4 parking stalls and the garbage/recycle enclosure. A bioswale with plants is proposed along the south side of Building 2.

Staff Comments:

- The Development Permit Area Design Guidelines state that the design of the project should enhance and preserve the adjacent wetland area. The bioswale offers an appropriate buffer between the wetland and Building 2, and the pedestrian path to the bridge can also be an attractive feature that emphasizes the wetland area. Consider ways to soften the impact of the proposed retaining wall in the southern portion of the property to respect the wetland.
- Include a location for a mailbox structure for tenants of the building.

Building Design (highlights revisions since November 2019 DAP)

The primary building design changes are that the two buildings are now connected with an enclosed stairwell, and the front elevation facing Verte Place has been modified.
Staff Comments:

- The General Development Permit Area Design Guidelines emphasize that building entrances should front onto the street and be emphasized by building design. Consider further design revisions to strengthen the east elevation building design and entry connection to Verte Place.

Landscape Design (highlights revisions since November 2019 DAP)

Seven trellis features are proposed with the cedar fence, at street level, along Jingle Pot Road. Laurel, Boxwood, Honeysuckle shrub with Sweetgum trees and Pine trees are proposed in the buffer area (between the two retaining walls) along the north property line. The proposed boxwood hedge adjacent to the sidewalk (in the road right-of-way) will be reviewed by Engineering. Rose shrubs and Maple trees are proposed within the parking area.

Broom finish concrete is proposed for the pedestrian paths. The landscaped areas adjacent to the buildings are proposed to contain Hydrangea, Honeysuckle shrub, Wintercreeper, Viburnum, Windflower, Sweetgum trees, Pine trees and Maple trees with boulder features.

The landscaped areas adjacent to the wetland are proposed to contain Laurel, Rudbeckia, Honeysuckle and Dogwood shrub, along with various grasses in the bioswale. The amenity area is proposed to contain two picnic tables, and would be finished with crush rock and wood edging. The garbage enclosure is proposed to be a fully enclosed building with pitched roof.

Staff Comments:

- Staff recommend considering a more effective alternative to provide visual interest along Jingle Pot Road and wayfinding to the public path, for example to create one robust trellis feature to highlight the entrance to the public pedestrian path at Jingle Pot Road utilizing similar timber features as proposed for the timber accents on the buildings.
- Wayfinding signs will be required for the public pedestrian paths on the property.
- Seven maple trees are proposed in the front yard area. Consider less trees in the front yard area such that the architecture of the building entrance and connection to the street is the focus.
- The Zoning Bylaw requires a minimum landscape width of 1.8m along the property line adjacent adjacent to 4110 Jingle Pot Road, thus the landscape plan will need to be amended to include this buffer.

PROPOSED VARIANCES

Building Height

The maximum permitted building height in the R6 zone is 9m. The proposed building height for Building 1 and Building 2 is 10.28m, a proposed height variance of 1.28m is requested for each building.
Parking Bylaw

Section 4.4 of the Parking Bylaw requires that off-street parking shall only be located on that part of the lot lying to the rear of the front line of the building. Jingle Pot Road is the front lot line in this development and parking spaces are proposed between the buildings and Jingle Pot Road. Thus a variance to Section 4.4 of the Parking Bylaw is requested to allow a portion of the required parking to the front of the building.

Retaining Wall Height

The permitted height of a retaining wall with fence along the front property line is 1.2m. The proposed height of the set of two retaining walls along the Jingle Pot Road property line is 3.5m with a 1.2m cedar fence, totalling 4.7m in height, a proposed variance of 3.5m.

The permitted height of a retaining wall with fence in the rear yard is 2.4m. The proposed height of the retaining wall along the wetland ranges from 1-2m in height. With the addition of a 1.0m high cedar fence, the total height will be 3m in the section near the 4 parking spaces, a proposed variance of 0.6m.

Landscaping

The Zoning Bylaw requires a minimum landscape width of 1.8m along the property line adjacent to 4163 Verte Place. A variance to the required landscape buffer adjacent to 4163 Verte Place is proposed, from 1.8m to 0m, to allow for the public pedestrian path. A wood fence, 1.5m in height, would be provided along the 4163 Verte Place property line.
Hi Lisa;

Please accept this as our summarization of the changes made to address the DAP comments:

- We have addressed the CPTED issues by enclosing the corridors and added security gates to the parkade as recommended
- We have addressed the Verte entrance as shown on the plans by adding an angled staircase, upper deck with access to corridor and a belly band as recommended
- We have addressed the stonework issue by carrying it further up the columns
- We did not change the lower entrances on the north elevation
- We have added a belly band trim detail to break up the wall massing
- We did not change the siting of the building
- We have integrated the landscaping along Jinglepot Road with the addition of 'intermittent trellis' and an entry arbor
- We added an outdoor amenity space overlooking the wetland with picnic tables (See landscape plans, details page)
- The landscape plan has been refined and improved with a focus on the integration from Jinglepot Road to the lower parking area. The details of the retaining walls are specified on the plans but specifically are:
  - two concrete poured in place walls totaling 2.8m in height with concrete facing which is visible but screened with landscaping from the parking areas,
  - the top of the wall is treated with a wood fence and intermittent trellis detailing and an entry arbor all on the property but adding character to the Jinglepot Road streetscape.
  The concrete wall will not rise above the road grade more than 12” at Jinglepot Road and will be more of a wood fence (picket, not solid) with plantings on both sides.

Thank You
Blair Dueck
DEVELOPMENT PERMIT NO. DP001161
LOCATION PLAN
Civic: 4157 VERTE PLACE
Legal: LOT B, SECTION 5, WELLINGTON DISTRICT, PLAN EPP74158
DEVELOPMENT PERMIT NO. DP001161

Legend

- Subject Property

AERIAL PHOTO
STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001167 – 400 NEWCASTLE AVENUE

Applicant/Owner: NANAIMO YACHT CLUB / (CITY OF NANAIMO)

Designer: ISLAND CAD GRAPHICS CONSULTING LTD.

SUBJECT PROPERTY AND SITE CONTEXT:

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Newcastle Waterfront (W3)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>The subject property is located on the western side of the Newcastle Channel, adjacent the Nanaimo Yacht Club northern parking lot, in the Newcastle Neighbourhood.</td>
</tr>
<tr>
<td>Total Area</td>
<td>3.88ha, combined total for land lot and water-lease area</td>
</tr>
</tbody>
</table>
| Official Community Plan (OCP) | Map 1 – Future Land Use Plan – Waterfront  
Map 3 – Development Permit Area No. 6 – Stewart Avenue Corridor, Development Permit Area No. 9 Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development |
| Neighbourhood Plan | Newcastle + Brechin Neighbourhood Plan |
| Relevant Design Guidelines | General Development Permit Area Design Guidelines  
Newcastle Neighbourhood Plan Urban Design Framework and Guidelines |

The subject site currently contains the Nanaimo Yacht Club clubhouse and parking areas, along with marina facilities, including a number of moorage docks and covered boat sheds located within the Newcastle Channel. The immediate neighbourhood contains a mix of single family dwellings and three- to four-storey multi-family buildings. The property is crossed by the harbourfront walkway. The commercial uses in the neighbourhood include a salon and spa, office uses, and marina facilities.

PROPOSED DEVELOPMENT

Site Design

The applicant proposes to replace one of the existing boatshed buildings (boatshed “A”) offshore from the Nanaimo Yacht Club. The existing boatshed is 50 years old and nearing end of life. The proposed replacement boatshed would be located within the same 294.3m² footprint as the existing building, running parallel to the shoreline. The boatsheds are accessed via floating docks from the Nanaimo Yacht Club clubhouse on the upland portion of the property.

Building Design

Boatshed “A” is the first row of boatsheds adjacent to the north parking lot. Currently, the boatshed consists of 22 covered slips for boat storage. It has individual gabled roofs for each slip and an open, uncovered dock on the land side of the boatshed.

A modern boatshed design is proposed with a metal low slope (2:12 pitch) roof and skylights over the 22 boat storage bays, allowing natural light to permeate. The roof will extend to cover the dock
for weather protection. The applicant’s rationale for the proposed low slope roof is that it is structurally superior, and provides for safer and easier maintenance.

The exterior cladding will be vinyl, with colours that complement the existing boat sheds in the yacht club marina.

The proposed shed height is 3.9m which is within the permitted building height of 9m, and is comparable to the existing boatshed height of 3.6m.

Staff Comments:

- The Newcastle + Brechin Neighbourhood Plan Guidelines encourage developments to consider views and topography while maintaining view corridors of Newcastle Island, Newcastle Channel and marinas. Proposed Boatshed “A” falls within the “Townsite road end view corridor”. Boatshed “A” will remain lower than existing Boatsheds “B” and “C” so as to preserve views of Newcastle Channel.
- The Newcastle + Brechin Neighbourhood Plan guidelines encourage the integration of sustainable practices wherever possible. The proposed development includes environmental considerations and will include an Envirowrap solution for dock flotation, LED lighting, using the existing steel piles (to avoid pile driving), avoiding chemical wood preservatives and following Nanaimo Port Authority best management practices for demolition of the existing boatshed.
- The Guidelines also emphasize that building form, proportion, and fascia treatment should be consistent with and complement adjacent waterfront and marina uses. The proposed boat sheds reflect similar forms in the Newcastle Chanel.

PROPOSED VARIANCES

Side Yard Setback

The Newcastle Waterfront 3 (W3) zone requires a minimum side yard setback of 3m on one side and 6m on the other. As the boatshed crosses property lines, a reduction to the side yard setback is required to replace the structure. The proposed setbacks are approximately 5m on the north side yard and 0m on the south side; a proposed variance of 6m is required on the south side.
DEVELOPMENT PERMIT NO. DP001167
LOCATION PLAN

Civic: 400 NEWCASTLE AVENUE
Legal: LOT A OF THE BED OF THE NANAIMO HARBOUR AND OF NEWCASTLE TOWNSITE, SECTION 1
NANAIMO DISTRICT, PLAN EPP75872

SUBJECT PROPERTY
2 x 4 UPPER PLATE SPlice
2 x 8 RAFTER SPlice
2 x 6 RAFTER
WITH 2 x 4 UPPER PLATE
2 x 6 RAFTER SUPPORT
2 x 4 BRACING
2 x 4 BRACING
4 x 4 POSTS 4’ O.C.
2 x 6 DECKING
SPRAYED FOAM FLOTAITION
FOR SNOW LOAD
3 x 6 CROSS BEAMS 4’ O.C.
ENCAPSULATED FLOTAITION
FOR SHEDE
DEAD LOAD
ROLTS
3 x 6 BEAMS
FULL LENGTH
1 x 12 FENDER BOARDS
2 x 2 BLOCK TO
CONTAIN FOAM
2 x 12 FULL LENGTH
2 x 6 EMBEDDED PLATE
IN FLOAT (NAILING STRIPS)
FINGER
1’ - 6”

Section A

Plan View

17’ - 22” @ 1’ - 6”
10’ - 16” @ 11’ - 6”
1’ - 9” @ 10’ - 6”

METAL ROOF
- MEMBRANE
- 1/4” PLYWOOD
- 1 x 4 STRAPPING
GUTTER
VINYL SIDING
SHEETING
4 x 4 POSTS
2 x 4 UPPER PLATE
ROLTS TO POST
2 x 8 RAFTER
2 x 4 BRACING
4 x 4 POSTS
2 x 6 RAFTER SUPPORT
2 x 6 POSTS
SHEETING
VINYL SIDING
2 x 4 UPPER PLATE
BOLT TO POST
2 x 8 RAFTER SPLICE
2 x 4 UPPER PLATE SPLICE
2 x 6 RAFTER SPLICE
BRACING
4 x 4 POSTS 4’ O.C.
2 x 6 DECKING
SPRAYED FOAM FLOTAITION
FOR SNOW LOAD
3 x 6 CROSS BEAMS 4’ O.C.
ENCAPSULATED FLOTAITION
FOR SHED DEAD LOAD
ROLTS
3 x 6 BEAMS
FULL LENGTH
1 x 12 FENDER BOARDS
2 x 2 BLOCK TO
CONTAIN FOAM
2 x 12 FULL LENGTH
2 x 6 EMBEDDED PLATE
IN FLOAT (NAILING STRIPS)
FINGER
1’ - 6”

Section B

Plan View

17’ - 22” @ 1’ - 6”
10’ - 16” @ 11’ - 6”
1’ - 9” @ 10’ - 6”

METAL ROOF
- MEMBRANE
- 1/4” PLYWOOD
- 1 x 4 STRAPPING
GUTTER
VINYL SIDING
SHEETING
4 x 4 POSTS
2 x 4 UPPER PLATE
ROLTS TO POST
2 x 8 RAFTER
2 x 4 BRACING
4 x 4 POSTS
2 x 6 RAFTER SUPPORT
2 x 6 POSTS
SHEETING
VINYL SIDING
2 x 4 UPPER PLATE
BOLT TO POST
2 x 8 RAFTER SPLICE
2 x 4 UPPER PLATE SPLICE
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BRACING
4 x 4 POSTS 4’ O.C.
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SPRAYED FOAM FLOTAITION
FOR SNOW LOAD
3 x 6 CROSS BEAMS 4’ O.C.
ENCAPSULATED FLOTAITION
FOR SHED DEAD LOAD
ROLTS
3 x 6 BEAMS
FULL LENGTH
1 x 12 FENDER BOARDS
2 x 2 BLOCK TO
CONTAIN FOAM
2 x 12 FULL LENGTH
2 x 6 EMBEDDED PLATE
IN FLOAT (NAILING STRIPS)
FINGER
1’ - 6”

Nanaimo Yacht Club
400 Newcastle Avenue
Nanaimo, B.C.
LAT: 49°12’30" N
LONG: 123°36’23" W

“A” Dock and Sheds
Replacement Project
2020 / 21

0 SHEET
33
EXAMPLES OF NEIGHBOURING MARINA USES
DEVELOPMENT PERMIT NO. DP001167

Civic:  400 Newcastle Avenue
Legal Description:
LOT A OF THE BED OF THE NANAIMO HARBOUR AND OF NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN EPP75872 AND NANAIMO DISTRICT, THAT PART OF THE BED OF THE PUBLIC HARBOUR OF NANAIMO SHOWN IN RED ON PLAN DEPOSITED UNDER DD 84070N